

## **HIGHWAY BUSINESS (HB) DISTRICT**

### ***Purpose and Intent:***

The HB, Highway Business District is primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

### ***Additional Requirements:***

All permitted uses within the Wholesale Trade category shall have a maximum of ten thousand (10,000) square feet of gross area intended for wholesale trade permitted per establishment.

### ***Permitted Uses:***

#### **AGRICULTURAL USES**

Agricultural Production (crops)  
Animal Services (other) *D*  
Forestry  
Horticultural Specialties

#### **RESIDENTIAL USES**

Shelters for the Homeless *D [AOD]*  
Shelters, Temporary *D [AOD]*

#### **ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)**

Accessory Uses and Structures (customary)  
Bulky Item Outdoor Display *D*  
Caretaker Dwellings *D [AOD]*  
Communication Towers (exceeding height limits of zoning district) *S*  
Communication Towers (not exceeding height limits of zoning district) *D*  
Disabled Motor Vehicles *D*  
Satellite Dishes/TV and Radio Antennae (Accessory) *D*  
Swimming Pools *D*

#### **RECREATIONAL USES**

Amusement or Water Parks, Fairgrounds *D [AOD]*  
Athletic Fields  
Batting Cages *D*  
Billiard Parlors  
Bingo Games  
Bowling Centers  
Car Tracks (Raceways), Indoor Miniature Clubs or Lodges  
Coin Operated Amusements  
Country Clubs with Golf Courses *D*  
Dance Schools  
Fortune Tellers, Astrologers  
Go-cart Raceways  
Golf Courses, Miniature

#### ***Continued - Recreational Uses***

Golf Courses *D*  
Golf Driving Ranges *D*  
Martial Arts Instructional Schools  
Physical Fitness Centers  
Public Parks *D*  
Public Recreation Facilities *D*  
Shooting Ranges, Indoor *D*  
Skating Rinks  
Sports Instructional Schools  
Sports & Recreation Clubs, Indoor

#### **EDUCATIONAL AND INSTITUTIONAL USES**

Ambulance Services  
Auditoriums, Coliseums, Theaters or Stadiums  
(capacity < 100 people) *[AOD]*  
Auditoriums, Coliseums, Theaters or Stadiums  
(capacity > 100 people) *S [AOD]*  
Cemeteries/Mausoleums *D*  
Churches *[AOD]*  
Day Care Centers, Adult (29 or less) *D [AOD]*  
Day Care Centers, Adult (30 or more) *D [AOD]*  
Day Care Centers, Child (29 or less) *D [AOD]*  
Day Care Centers, Child (30 or more) *D [AOD]*  
Fire Stations  
Government Offices  
Libraries *[AOD]*  
Museums or Art Galleries *[AOD]*  
Nursing and Convalescent Homes *[AOD]*  
Police Stations, Neighborhood  
Post Offices  
Psychiatric Hospitals *[AOD]*  
Retreat Centers *[AOD]*  
School Administration Facilities  
Specialty Hospitals *[AOD]*

**BUSINESS, PROFESSIONAL, & PERSONAL SERVICES**

Accounting, Auditing, or Bookkeeping  
Administrative or Management Services  
Advertising Agencies or Representatives  
Advertising Services, Outdoor **D**  
Automobile Rental or Leasing [WCA]  
Automobile Repair Services, Major [WCA] **D**  
Automobile Repair Services, Minor [WCA] **D**  
Automobile Parking (commercial)  
Automobile Towing and Storage Services [WCA] **D**  
Banks, Savings & Loans, or Credit Unions  
Barber Shops  
Beauty Shops  
Boat Repairs [WCA] **D**  
Building Maintenance Services  
Car Washes [WCA] **D**  
Clothing Alterations or Repairs  
Computer Maintenance and Repairs  
Computer Rental & Leasing  
Computer Services  
Economic, Socio., or Educational Research  
Employment Agencies, Personnel Agencies  
Engineering, Architect, or Survey Services  
Equipment Rental & Leasing(no outside stor.) [WCA]  
Equipment Repairs, Light [WCA] **D**  
Finance or Loan Offices  
Funeral Homes or Crematoriums  
Furniture Repair Shops [WCA] **D**  
Hotels or Motels [AOD]  
Insurance Agencies (no on-site claims insp.)  
Insurance Agencies (carriers/on-site claims)  
Kennels or Pet Grooming Services **D**  
Laundromats, Coin-Operated  
Laundry or Dry Cleaning Plants [WCA]  
Laundry or Dry Cleaning Substations  
Law Offices  
Medical, Dental or Related Offices  
Medical or Dental Laboratories  
Medical Equipment Rental and Leasing  
Motion Picture Productions  
Motion Picture Theaters, Indoor [AOD]  
Noncommercial Research Organizations  
Office Uses Not Otherwise Classified  
Pest or Termite Control Services [WCA]  
Photocopying and Duplicating Services  
Photofinishing Laboratories  
Photography, Commercial  
Photography Studios  
Real Estate Offices  
Recreational Vehicle Parks or Campsites **D**  
Refrigerator or Large Appliance Repairs **D**  
Rehabilitation or Counseling Services  
Research, Development or Testing Services **S**  
Shoe Repair or Shoeshine Shops

***Continued - Business, Professional & Personal Services Uses***

Stock, Security or Commodity Brokers  
Tanning Salons  
Taxidermists  
Television, Radio, or Electronic Repairs  
Theaters, Indoor [AOD]  
Tourist Homes (Bed & Breakfast)  
Travel Agencies  
Truck Driving Schools [WCA]  
Truck & Util. Trailer Rent. & Leasing, Light [WCA]  
Veterinary Services (Other) **D**  
Vocational, Business or Secretarial Schools  
Watch or Jewelry Repair Shops  
Wireless Communication Business

**RETAIL TRADE**

A B C Stores (liquor)  
Antique Stores and Used Merchandise Stores **D**  
Appliance Stores  
Arts & Crafts  
Auto Supply Sales  
Bakeries  
Bars **D**  
Bars (capacity > 100 persons) **S**  
Boat Sales  
Book Stores  
Building Supply Sales (no storage yard)  
Building Supply Sales (with storage yard) **D**  
Bulky Item Outdoor Display **D**  
Camera Stores  
Candy Stores  
Caterers  
Clothing, Shoe and Accessory Stores  
Computer Sales  
Convenience Stores (with gasoline pumps) [WCA]  
Convenience Stores (without gasoline pumps)  
Dairy Products Stores  
Department, Variety or Gen Merchandise Stores  
Dinner Theaters  
Drug Stores  
Fabric or Piece Goods Stores  
Flea Markets (indoor) and Antique Malls (indoor) **D**  
Floor Covering, Drapery or Upholstery  
Florists  
Food Stores  
Furniture Sales  
Garden Centers or Retail Nurseries  
Gift or Card Shops  
Hardware Stores  
Hobby Shops  
Home Furnishings, Miscellaneous  
Jewelry Stores  
Luggage or Leather Goods Stores  
Manufactured Home Sales

***Continued - Retail Trade Uses***

Miscellaneous Retail Sales  
Motor Vehicle Sales (new and used) **[WCA] D**  
Motorcycle Sales **[WCA]**  
Musical Instrument Sales  
Newsstands  
Office Machine Sales  
Optical Goods Sales  
Paint and Wallpaper Sales  
Pawn Shop  
Pet Stores  
Record and Tape Stores  
Recreational Vehicle Sales **[WCA]**  
Restaurants (with drive-thru)  
Restaurants (no drive-thru)  
Restaurants (serving mixed alcoholic bev)  
Service Stations, Gasoline **[WCA]**  
Sporting Goods Stores  
Stationery Stores  
Television, Radio or Electronic Sales  
Tire Sales **D**  
Tobacco Stores  
Truck Stops **[WCA] D**  
Video Tape Rental and Sales

**WHOLESALE TRADE**

Apparel, Piece Goods and Notions  
Books, Periodicals and Newspapers  
Drugs and Sundries  
Durable Goods, Other  
Electrical Goods  
Flowers, Nursery Stock & Florists Supplies **[WCA]**  
Furniture and Home Furnishings  
Groceries and Related Products  
Hardware  
Jewelry, Watches, Precious Stones & Metals  
Paper and Paper Products  
Professional & Comm. Equipment & Supplies  
Sporting & Recreational Goods & Supplies  
Tobacco and Tobacco Products  
Toys and Hobby Goods and Supplies  
Wallpaper and Paint Brushes

**TRANSPORTATION, WAREHOUSING AND UTILITIES**

Bus Terminals **[WCA]**  
Communication or Broadcasting Facilities  
Communication Towers (exceeding height limits of zoning district) **S**  
Communication Towers (not exceeding height limits of zoning district) **D**  
Courier Service Substations  
Demolition Debris Landfills, Minor **[WCA] D**  
Heliports **[WCA] S**  
Taxi Terminals **[WCA]**  
Utility Company Offices  
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**  
Warehouses (general storage/enclosed) and Distribution Centers **D**  
Warehouses (self-storage) **D**

**MANUFACTURING AND INDUSTRIAL USES**

Contractors (no outside storage)  
Ice  
Printing and Publishing

**OTHER USES**

Automotive Parking (subj. to Sec. 9-5-6)  
Bulky Item Outdoor Sales **D**  
High Mast Outdoor Lighting > 50' in ht. **D**  
Mixed Developments **D**  
Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)  
Storage Trailers (accessory use) **D**  
Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Retail Sales
- Outdoor Religious Events

<b>D</b>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<b>S</b>	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
<b>Z</b>	Overlay Zoning Required.
<b>WCA</b>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<b>R</b>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<b>AOD</b>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

## **HIGHWAY BUSINESS (HB) DISTRICT**

### *DIMENSIONAL REQUIREMENTS:*

<i>Minimum Lot Size</i>	<b>20,000 square feet</b> , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record). Smaller lots are permitted for residential uses (refer to Tables 4-11-3 and 4-11-4)).
<i>Minimum Lot Width</i>	<b>100 feet</b>
<i>Minimum Street Frontage:</i>	<b>100 feet</b>
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	<b>30 feet</b> from the property line or <b>55 feet</b> from the centerline of the street whichever is greater
Minor Thoroughfare	<b>40 feet</b> from the property line or <b>75 feet</b> from the centerline of the street whichever is greater
Major Thoroughfare	<b>50 feet</b> from the property line or <b>95 feet</b> from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i>	
Adj. to Non-Res. Zoning	<b>10 feet</b>
Adj. to Res. Zoning	<b>25 feet</b>
<i>Maximum Height:</i>	<b>50/80 feet</b> , (Maximum height without/with additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not for additional height beyond eighty (80) feet.)

#### Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*

The City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.